

CITY OF WAVELAND  
PLANNING & ZONING COMMISSION  
AGENDA  
NOVEMBER 23RD, 2020 6:00 PM

NOTICED IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION PUBLIC HEARINGS WILL BE HELD ON THE 23<sup>rd</sup> OF NOVEMBER, 2020 6:00 P.M. TO CONSIDER THE FOLLOWING:

THIS IS ALSO NOTIFICATION THAT THE PLANING AND ZONING COMMISSION IS A RECOMMENDING COMMISSION ONLY, THE WAVELAND BOARD OF ALDERMAN WILL CONSIDER FINAL APPROVAL OF THE REQUESTED APPLICATIONS ON DECEMBER 1ST, 2020 AT 6:30 PM.

**DUE TO THE CURRENT PUBLIC HEALTH RESTRICTIONS, THESE MEETINGS WILL BE HELD BY CONFERENCE CALL**

**IF YOU HAVE ANY QUESTIONS PLEASE CALL THE PLANNING AND ZONING OFFICE AT (228) 202-5772 OR [DDRAZ@WAVELAND-MS.GOV](mailto:DDRAZ@WAVELAND-MS.GOV)**

**THIS IS THE CALL-IN INFORMATON FOR BOTH MEETINGS**

**City of Waveland Virtual Meeting Space**

**Please join my meeting from your computer, tablet or smartphone.**

**<https://global.gotomeeting.com/join/463826421>**

**You can also dial in using your phone.**

**United States: +1 (669) 224-3412**

**Access Code: 463-826-421**

**Please call in at ten (10) minutes prior to the start of the meeting to make sure everyone is present for the beginning of the meeting**

1. Call to Order / Roll Call.
2. Approval of the Minutes for the October 19th, 2020 regular monthly meeting.
3. Michael Leger, current owner of the property, to be known as 125 Market Street (not yet addressed. Legal Description; Parcel "B", from the recently approved Resubdivision of Tax Parcel 162R-0-10-106.000, is requesting a variance from the Rear Yard Setback Requirement of twenty-five (25) feet per Section 701.5 of the current Zoning Ordinance. The applicant is requesting a variance from the Rear Yard Setback to allow a twenty (20) foot Rear Yard Setback, requiring a variance of five (5) feet. The request is to allow the construction of a Single-Family Residence.
4. Kearny Robert, owners of the property commonly known as 404 S. Beach Blvd; Legal Description; Part of Lot 42, 3<sup>rd</sup> Ward, City of Waveland, Hancock County, Mississippi; are requesting a Conditional Use as provided for in Section 302.16 and Section 906.3 of the current Zoning Ordinance. An accessory structure over five-hundred (500) square feet is considered a Conditional Use in R-1 Single Family Zoning District. The purpose of the request is to allow the applicant to construct an accessory structure of a One-thousand and fifty (1,050) square feet. The accessory structure will be used for storage of vehicles and yard equipment.
5. Brent and Christie Morreale, owners of the property commonly known as 732 Faith Street, Parcel #137M-2-35-068.000; Legal Description: Lots 15 – 20, Block 92, BSL Land & Improvement Subdivision; are requesting a Re-Zoning from R-1 to R-2 for the subject property as required by Section 905 of the current Zoning Ordinance. Section 602.1(C) requires that Two-Family dwellings require eight thousand five hundred (8,500) square feet per unit per lot. Each lot has ten thousand and sixteen (10,016) square feet thus allowing one duplex on each lot if the re-zoning is approved. A recently approved Parcel Split with variances requires that the applicant request rezoning of both Parcel "1" and Parcel "2" (please see attached survey showing Parcel "1" and Parcel "2"). The purpose the requested Re-Zoning is to allow the applicant to construct one duplex (two-family dwelling) on each of the lots.

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6. At their meeting on October 21<sup>st</sup>, 2020, the Mayor and Board of Alderman sent the proposed new Tree Preservation Resolution developed by Keep Waveland Beautiful amending the current section of the Zoning Ordinance, Section 408.1 of the current Zoning Ordinance (#349) to the Planning and Zoning Commission for review and recommendation. The proposed resolution proposes a number of changes to strengthen the regulations, procedures and processes involved in making an application for removal of a Protected Tree.
7. Any requests to address the Commission.
8. Reports from Chair, Commissioners and Staff.
9. Set the date for the next regularly scheduled meeting, Monday, December 21st, 2020 at 6PM.
10. Adjourn.